

MINUTE ITEM

19. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11314, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY - S.W.O. 6945.

After consideration of Calendar Item 34 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND HEREBY MADE A PART HEREOF ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRMS THE FOUR EXTENSIONS TOTALING 70 DAYS WHICH WERE GRANTED TO THE APPLICANTS, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUES;
3. REJECTS THE FOLLOWING FOR FAILURE TO COMPLY WITH THE SPECIFICATIONS SET FORTH IN AND REQUIRED BY THE TERMS OF THE PUBLISHED NOTICE:

THE BIDS OF:

CHARLES K. A. WANG OF MONTEREY PARK, CALIFORNIA (APP. 11529, LOS ANGELES LAND DISTRICT, S.W.O. 7462);

PHILLIP MARION SAWIAK OF WHITTIER, CALIFORNIA (APP. 11530, LOS ANGELES LAND DISTRICT, S.W.O. 7463);

RAY HALLER OF LOS ANGELES, CALIFORNIA (APP. 11532, LOS ANGELES LAND DISTRICT, S.W.O. 7465);

GRACE M. DAY OF SAN BERNARDINO, CALIFORNIA, (APP. 11534, LOS ANGELES LAND DISTRICT, S.W.O. 7467); AND

4. AUTHORIZES THE SALE OF THE LANDS DESCRIBED IN EXHIBIT "A" TO THE FIRST APPLICANTS, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY, WHO HAVE MET THE HIGHEST QUALIFIED BIDS, AT A CASH PRICE OF \$168,564.80, SAID SALE TO BE SUBJECT TO ALL RIGHTS-OF-WAY PREVIOUSLY GRANTED BY THE STATE, AND SUBJECT ALSO TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS, INCLUDING MINERALS.

Attachment

Calendar Item 34 (5 pages)

CALENDAR ITEM

34.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11314, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY - S.W.O. 6945.

An offer was received from Robert A. Ellsworth and Harold E. Ensley of Thermal, California, to purchase 11,745.76 acres of State school lands in San Bernardino County, at \$2 per acre, or a total of \$23,491.52. As the result of the withdrawal of an undeduced section, considered dangerous for subsurface use, and the addition of areas of rights-of-way (Section 6210.4(a), Public Resources Code), the net area applied for comprised 11,151 acres, as described in Exhibit "A".

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation, and establish the value of the lands set forth in the exhibit at \$163,456.02. At the request of the applicants, four extensions totaling 70 days were granted within which the required funds could be deposited to meet the appraised values. The applicants deposited the necessary amount within the extended time.

The lands were advertised for sale with a stipulation that bids be in excess of the appraised values as set forth in Exhibit "A". The notice further provided that bids could be submitted on all lands in any parcel or combination of parcels.

Pursuant to advertising, the following bids were received:

<u>Bidder</u>	<u>App. No.</u>	<u>SWO No.</u>	<u>Description</u>	<u>Amount Bid</u>	<u>Per Acre</u>
<u>Disqualified</u>					
Charles K. A. Wang ^{a/}	11529	7462	SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 16, T. 2 N. R. 18 E., S.B.M.	\$ 604	\$15.10
			SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 16, T. 2 N. R. 18 E., S.B.M.	674	16.85
Phillip Marion Sawiak ^{a/}	11530	7463	SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 16, T. 2 N. R. 18 E., S.B.M.	660	16.50
Ray Haller ^{b/}	11532	7465	SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 16, T. 2 N. R. 18 E., S.B.M.	1,101.50	27.53+
Grace M. Day ^{c/}	11534	7467	S $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of frac. Sec. 16, T. 7 N. R. 24 E., S.B.M.	4,800	15.00

^{a/} Bid envelopes not identified as "School Land Bid-Offer No. 326". Lack of identification resulted in bids being opened in advance of the official bid opening time and date.

^{b/} Bid not accompanied by cash (\$1,101.50) as required by published notice.

^{c/} Bid not accompanied by filing fee and expense deposit required by published notice.

CALENDAR ITEM 34 (CONTD.)

<u>Bidder</u>	<u>App. No.</u>	<u>SWO No.</u>	<u>Description</u>	<u>Amount Bid</u>	<u>Per Acre</u>
<u>High Bona-Fide Bids</u>					
Paul R. David	11531	7464	Sec. 16, T. 1 N. R. 19 E. S.B.M.	\$10,001	\$15.62+
			Sec. 36, T. 7 N., R. 9 E. S.B.M.	15,001	23.43+
			S $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of frac. Sec. 16, T. 7 N., R. 24 E., S.B.M.	4,501	14.06+
Charles L. Curtis	11533	7466	SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 16, T. 2 N., R. 18 E., S.B.M.	682	17.05
Al Snyder	11535	7468	SE $\frac{1}{4}$ of Sec. 36, T. 2 N., R. 18 E., S.B.M.	3,781	23.63+

Under Section 2302(d) of the rules and regulations of the State Lands Commission, the first applicants were allowed 20 days from date of opening of bids (November 18, 1959) within which to submit the additional amount of \$5,108.78 to meet the highest bids received for the five parcels on which bona-fide bids were submitted. The first applicants, Robert A. Ellsworth and Harold E. Ensley, met the bids within this period.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND HEREBY MADE A PART HEREOF ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE FOUR EXTENSIONS TOTALING 70 DAYS WHICH WERE GRANTED TO THE APPLICANTS, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUES;
3. REJECT THE FOLLOWING FOR FAILURE TO COMPLY WITH THE SPECIFICATIONS SET FORTH IN AND REQUIRED BY THE TERMS OF THE PUBLISHED NOTICE:

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GRACE M. DAY OF SAN BERNARDINO, CALIFORNIA (APP. 11534, LOS ANGELES LAND DISTRICT, S.W.O. 7467); AND

CALENDAR ITEM 34 (CONTD.)

4. AUTHORIZE THE SALE OF THE LANDS DESCRIBED IN EXHIBIT "A" TO THE FIRST APPLICANTS, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY, WHO HAVE MET THE HIGHEST QUALIFIED BIDS, AT A CASH PRICE OF \$168,564.80, SAID SALE TO BE SUBJECT TO ALL RIGHTS-OF-WAY PREVIOUSLY GRANTED BY THE STATE, AND SUBJECT ALSO TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS, INCLUDING MINERALS.

Attachment
Exhibit "A"

EXHIBIT "A"

<u>DESCRIPTION</u>	<u>ACRES</u>	<u>BID* AND APPRAISED VALUE PER ACRE</u>	<u>TOTAL</u>
Sec. 16, T. 1 N., R. 19 E., S.B.M.	640	{ \$15.62+* 14.50+	\$10,001.00 (9,286.18)
N $\frac{1}{2}$ of Sec. 16, T. 2 N., R. 18 E., S.B.M.	320	14.32+	4,478.44
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 16, T. 2 N., R. 18 E., S.B.M.	40	14.32+	578.96
SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 16, T. 2 N., R. 18 E., S.B.M.	40	{ 17.05* 14.32+	682.00 (671.48)
SE $\frac{1}{4}$ of Sec. 36, T. 2 N., R. 18 E., S.B.M.	160	{ 23.63+* 14.06+	3,781.00 (2,250.76)
Frac. Sec. 36, T. 2 N., R. 24 E., S.B.M.	638.20	8.00	5,105.60
Sec. 36, T. 4 N., R. 22 E. S.B.M.	640	10.00	6,400.00
Sec. 16, T. 6 N., R. 11 E. S.B.M.	640	12.50	8,000.00
Sec. 16, T. 7 N., R. 8 E., S.B.M.	640	11.00	7,000.00
Sec. 36, T. 7 N., R. 9 E., S.B.M.	640	{ 23.43+* 19.76+	15,001.00 (12,648.80)
Frac. Sec. 36, T. 7 N., R. 22 E., S.B.M.	632.80	17.25	10,915.80
S $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of frac. Sec. 16, T. 7 N., R. 24 E., S.B.M.	320	{ 14.06+* 12.50	4,501.00 (4,000.00)
Sec. 36, T. 9 N., R. 7 E., S.B.M.	640	15.00	9,600.00
Sec. 16, T. 10 N., R. 19 E., S.B.M.	640	20.00	12,800.00
E $\frac{1}{2}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ and E $\frac{1}{2}$ of Sec 16, T. 10 N., R. 22 E., S.B.M.	560	12.50	7,000.00
Sec. 36, T. 11 N., R. 7 E., S.B.M.	640	15.00	9,600.00
Sec. 16, T. 13 N., R. 10 E., S.B.M.	640	12.50	8,000.00

<u>DESCRIPTION</u>	<u>ACRES</u>	<u>BID AND APPRAISED VALUE PER ACRE</u>	<u>TOTAL</u>
Sec. 36, T. 14 N., R. 9 E., S.B.M.	640	\$ 18.00	\$ 11,520.00
Sec. 16, T. 16 N., R. 8 E., S.B.M.	640	15.00	9,600.00
W $\frac{1}{2}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, E $\frac{1}{2}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Sec. 16, T. 16 N., R. 12 E., S.B.M.	600	20.00	12,000.00
SW $\frac{1}{4}$ of Sec. 16, T. 28 S., R. 42 E., M.D.M.	160	15.00	2,400.00
Sec. 16, T. 31 S., R. 44 E., M.D.M.	<u>640</u>	15.00	<u>9,600.00</u>
TOTAL	11,151	Appraised Value	(\$163,456.02)
		Selling Price	\$168,564.80